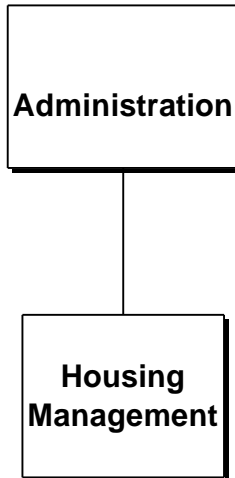


**DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
FUND 141, ELDERLY HOUSING PROGRAMS**



FUND 141

ELDERLY HOUSING PROGRAMS

Agency Position Summary

15 Regular Positions / 15.0 Regular Staff Years

Position Detail Information

HOUSING MANAGEMENT

1	Housing Services Specialist V
1	Housing Services Specialist IV
2	Housing Services Specialists II
4	Facility Attendants II
1	Senior Mechanical Systems Supervisor
1	Maintenance Trade Helper II
1	Asst. Supv. Fac. Support
1	Electrician II
1	General Building Maintenance Worker I
1	Administrative Aide
<u>1</u>	Administrative Assistant
15	Positions
15.0	Staff Years

FUND 141

ELDERLY HOUSING PROGRAMS

Agency Mission

To manage affordable rental housing acquired by the FCRHA for the benefit of the elderly, and to maintain and reserve the units for long-term rental availability.

Agency Summary					
Category	FY 2000 Actual	FY 2001 Adopted Budget Plan	FY 2001 Revised Budget Plan	FY 2002 Advertised Budget Plan	FY 2002 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	15/ 15	15/ 15	15/ 15	15/ 15	15/ 15
Expenditures:					
Personnel Services	\$715,357	\$792,749	\$814,840	\$839,673	\$848,042
Operating Expenses	2,133,510	2,204,467	2,291,952	2,236,268	2,236,268
Capital Equipment	19,773	78,068	106,693	21,000	21,000
Total Expenditures	\$2,868,640	\$3,075,284	\$3,213,485	\$3,096,941	\$3,105,310

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2002 Advertised Budget Plan, as approved by the Board of Supervisors on April 30, 2001:

- The 1.0 percent cost-of-living adjustment approved by the Board of Supervisors, and previously held in reserve, has been spread to County agencies and funds. This action results in an increase of \$8,369.

The following funding adjustments reflect all approved changes to the FY 2001 Revised Budget Plan from January 1, 2001 through April 23, 2001. Included are all adjustments made as part of the FY 2001 Third Quarter Review:

- The Board of Supervisors made no adjustments to this fund.

County Executive Proposed FY 2002 Advertised Budget Plan

Purpose

Fund 141, Elderly Housing Programs, accounts for personnel, operating, and equipment costs related to the County's support of the operation of the three locally funded elderly housing developments owned or leased by the Fairfax County Redevelopment and Housing Authority (FCRHA). The three elderly housing developments funded in Fund 141, Elderly Housing Programs, are: Lewinsville Senior Residences in McLean, Little River Glen in the Braddock District, and Lincolnia Center in the Mason District. Funding for three facilities, Gum Springs located in the Mt. Vernon District (opening in FY 2002), Morris Glen in the Lee District and Herndon Harbor House in the Hunter Mill District, are not presented in Fund 141, Elderly Housing Programs. Although they are owned by a limited partnership of which the FCRHA is the managing general partner, the facilities are operated by a private firm. Housing and Community Development staff administers the contract between the FCRHA and the private firm hired to manage the facilities. Together, in FY 2002, these six facilities will provide for 408 congregate housing units, three Adult Day Care Health Centers, and a 52-bed Adult Care Residence. This includes 60 additional residential units and an adult day care center that is scheduled to open at Herndon Harbor in the Spring

FUND 141

ELDERLY HOUSING PROGRAMS

of 2001. These developments address the needs of the more independent elderly and those who require a greater level of care.

In FY 2002, the operation of the Elderly Housing Program will be supported in part with rental income, a State auxiliary grant for indigent care in the Adult Care Residence component at the Lincolnia Center, County support, and Federal HOME funds. The County's General Fund transfer supports approximately \$1.3 million, or approximately 44 percent, of this expense. The operating budget provides for approximately the same level of service as provided in FY 2001. The Gum Springs, Morris Glen and Herndon Harbor facilities are self-supporting and do not require County General Fund support in Fund 141.

Other costs related to the County's housing program at these sites, including the operating costs of senior centers, adult day care centers, and a Congregate Food Program, are reflected in the agency budgets for the Department of Community and Recreation Services, the Health Department, the Aging Grants and Programs Fund, and the County Debt Service Fund.

FY 2002 begins the third year of a five-year repair and replacement plan at the Lincolnia, Little River Glen, and Lewinsville facilities. This includes the repair of major appliances, updates/upgrades to apartment units, and major repairs forecasted as necessary to parking lots, roofs, and mechanical equipment.

The elderly projects are briefly described below:

- ◆ Lewinsville Senior Residences is a housing facility in McLean comprising 22 efficiency units and a congregate living area serving the residential needs of low-to-moderate income elderly. The Department of Housing and Community Development (DHCD) manages the residential facility, reviews applications to determine eligibility requirements, and provides maintenance services. A Congregate Food program is funded through the Area Agency on Aging. The FCRHA leases a portion of this facility for the elderly housing program from the County. In addition, the facility also houses a senior recreation program serving an average of 55 senior citizens, which is run by the County's Department of Community and Recreation Services, and an Adult Day Health Care program run by the County Health Department serving an average of 35 senior citizens. FY 2002 funding provided in Fund 141 for the operation of the elderly housing component of this facility is \$162,726.
- ◆ Little River Glen is a 120-unit facility opened in the fall of 1990 and is spread over five buildings on an eight-acre site in the Braddock District serving the residential needs of low-to-moderate income elderly. Four different models of one-bedroom units are available. The space is designed for senior citizens who are capable of living independently but desire to participate in social and recreational opportunities provided on-site. There is a Senior Center with lounges, recreation/activity rooms, and a commercial kitchen. The Department of Community and Recreation Services runs the Senior Center, and the Area Agency on Aging funds the Congregate Food program. FY 2002 funding provided in Fund 141 for the operation of this facility is \$1,365,183.
- ◆ Lincolnia Center is a multi-purpose facility, which opened in January 1990 in the Mason District in response to the residential needs of low-income and indigent elderly. It consists of two separate residential areas: a Congregate Residence of 26 units which provides independent living for senior citizens with limited means, and a 52-bed Adult Care Residence for elderly residents who require assistance with the activities of daily living. Funding for a management contract in the amount of \$878,969 for the Lincolnia Adult Care Residence will cover the costs of health care professionals who provide services 24 hours a day for that component of the Lincolnia facility. The Lincolnia Center also houses a Senior Center with recreation/activity rooms, a commercial kitchen, lounges, and an Adult Day Health Care Center. The Department of Community and Recreation Services administers the Senior Center, and the Health Department staffs and operates the Adult Day Health Care Center. A Congregate Food program is administered by DHCD and funded by the Area Agency on Aging for all program participants and residents. FY 2002 funding provided in Fund 141 for the operation of this facility is \$1,562,568.

FUND 141

ELDERLY HOUSING PROGRAMS

- ◆ Morris Glen is a 60-unit garden apartment community located in the Lee District in the Manchester Lakes Community. The facility was completed in December 1995 for moderate-income seniors capable of independent living. Morris Glen consists of two two-story buildings and a small community building. Four different models of one-bedroom units are available as well as a large amount of common area in each residential building. This facility is managed and maintained by a private contractor, with DHCD staff serving as contract administrator, and expenditures are completely supported by rental income.
- ◆ Herndon Harbor House is an adult care community developed in three phases. Herndon Harbor House I is a 60-unit community located in the Town of Herndon that opened in October 1998 that includes two 30-unit residential buildings. The facility is managed and maintained by a private contractor with DHCD staff serving as contract administrator. Expenditures are supported by rental income. Herndon Harbor Phase II will include an additional 60 units of congregate housing for a total of 120 units and an Adult Day Care Center which is projected to be operational during the Spring of 2001. Phase III is a Senior Center currently in the final planning stage with construction scheduled for completion in Spring 2003.
- ◆ Gum Springs Glen, a 60-unit garden retirement community for independent seniors is currently under construction at 7837 Richmond Highway in the Mount Vernon District. Occupancy is anticipated for early 2002. It will consist of two two-story buildings with 30 apartments plus common space in each building. There will be 56 one-bedroom apartments of approximately 425 square feet and 4 two-bedroom apartments with approximately 550 square feet. Expenditures will be supported by rental income. In addition to the residential units, the lower level of Gum Springs Glen will provide space for a Head Start program and training center which will be operated by the Office for Children.

Certain expenses reflected in this fund are not directly related to housing operations. The FCRHA, as landlord of these facilities, has inter-agency agreements, which provide for budgeting by DHCD for common area expenses for utilities, telecommunications, maintenance, custodial services, and contracts. The facilities provide space for general community use as well as for services provided by other County agencies.

Key Accomplishments

- ◆ Initiated construction of an additional 60 units of independent housing at Herndon Harbor House as well as an Adult Day Health Care Center.
- ◆ Maintained 98 percent occupancy rate at all FCRHA Elderly Housing facilities.
- ◆ Achieved excellent scores (97a, 98a) on REAC inspections at Little River Glen and Herndon Harbor House.

FY 2002 Initiatives

- ◆ Begin construction of a new, 60-unit independent senior housing project, Gum Springs Glen, located in Mt. Vernon District.
- ◆ Begin construction on the new Herndon Senior Center, located on the campus of Herndon Harbor House.

FUND 141

ELDERLY HOUSING PROGRAMS

Funding Adjustments

The following funding adjustments to the FY 2001 Revised Budget Plan are necessary to support the FY 2002 program:

- ◆ A net increase of \$46,924 in Personnel Services associated with salary adjustments necessary to support the County's compensation program and fringe benefit requirements.
- ◆ A decrease of \$66,207 in Operating Expenses primarily due to a decrease in repairs, maintenance, and furniture replacement based on the scheduled five-year replacement plan and a decrease in the Food Services Contract.
- ◆ Capital Equipment funding of \$21,000 is primarily attributable to the FY 2002 portion of a five-year plan at the Lincolnia and Little River Glen facilities to replace furniture, kitchen appliances and water heaters.

The following funding adjustments reflect all approved changes to the FY 2001 Revised Budget Plan since the passage of the FY 2001 Adopted Budget Plan. Included are all adjustments made as part of the FY 2000 Carryover Review and all other approved changes through December 31, 2000:

- ◆ As part of the FY 2000 Carryover Review, \$138,201 was added due to encumbered carryover of \$98,008 in Operating Expenses and \$40,193 in Capital Equipment to make the final FY 2000 payment on an Assisted Living contract, monthly custodial and elevator contracts, utilities, and replacement of hot water heaters, furniture, appliances and air conditioners.

FUND 141

ELDERLY HOUSING PROGRAMS

FUND STATEMENT

Fund Type H14, Special Revenue Funds

Fund 141, Elderly Housing Programs

	FY 2000 Actual	FY 2001 Adopted Budget Plan	FY 2001 Revised Budget Plan	FY 2002 Advertised Budget Plan	FY 2002 Adopted Budget Plan
Beginning Balance	\$579,676	\$283,670	\$719,788	\$547,917	\$547,917
Revenue:					
Rental Income	\$1,458,432	\$1,450,996	\$1,450,996	\$1,482,903	\$1,482,903
Miscellaneous Revenue	12,032	8,955	8,955	15,000	15,000
HOME Rental Assistance	206,163	222,259	222,259	206,163	206,163
Total Revenue	\$1,676,627	\$1,682,210	\$1,682,210	\$1,704,066	\$1,704,066
Transfer In:					
General Fund (001)	\$1,332,125	\$1,359,404	\$1,359,404	\$1,253,327	\$1,253,327
Total Transfer In	\$1,332,125	\$1,359,404	\$1,359,404	\$1,253,327	\$1,253,327
Total Available	\$3,588,428	\$3,325,284	\$3,761,402	\$3,505,310	\$3,505,310
Expenditures:					
Personnel Services	\$715,357	\$792,749	\$814,840	\$839,673	\$848,042
Operating Expenses	2,133,510	2,204,467	2,291,952	2,236,268	2,236,268
Capital Equipment	19,773	78,068	106,693	21,000	21,000
Subtotal Expenditures	\$2,868,640	\$3,075,284	\$3,213,485	\$3,096,941	\$3,105,310
COLA Reserve	0	0	0	8,369	0
Total Expenditures	\$2,868,640	\$3,075,284	\$3,213,485	\$3,105,310	\$3,105,310
Total Disbursements	\$2,868,640	\$3,075,284	\$3,213,485	\$3,105,310	\$3,105,310
Ending Balance	\$719,788	\$250,000	\$547,917	\$400,000	\$400,000
Replacement Reserve	\$283,670	\$250,000	\$250,000	\$400,000	\$400,000
Unreserved Ending Balance	\$436,118	\$0	\$297,917	\$0	\$0